

CHESTNUTHILL TOWNSHIP PLAN
NING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – JUNE 15, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, June 15, 2005, at the Township Municipal Building by Larry Smith.

Present: Jim Connor, Dick Rodenbach, Dave Johnson, Larry Smith, Dave Gordon, Chris Eckert, Engineer Chris McDermott, Atty. Tim McManus and Planning Director David Albright.

Absent: Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Larry Smith.

Minutes. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to approve the minutes of the May 18, 2005 meeting, as distributed. (6-0)

Submittals:

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Zenderian-Zilinski Associates. This is a subdivision plan for lot #2. Engineer McDermott's letter of June 15 was reviewed. On motion made by Dave Johnson, seconded by Jim Connor it was voted to conditionally accept this plan subject to the Engineer's comments (1 thru 7) of 6/15 being addressed within the next 7 days and comment #8 being addressed within 14 days. (6-0) (Plan date 6/7/05) (Received 6/9/05) (SEO: planning module required)

Plan Review:

Kal Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. No one was present tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03-6/15/05) (**Open ended waiver signed 1/21/04**) (SEO: Testing complete, module ready for approval)

Ianuale, Lewis A. (Lot line adjustment) HMG Engineering, LTD. No one was present tonight. On motion made by Jim Connor, seconded by Dave Johnson it was voted to table this plan. (6-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-6/15/05) (**Open ended waiver signed 10/1/04**) (SEO: No testing required)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. No one was present tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (6-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-6/15/05) (90-day 4/19/05) (**Open ended waiver received 3/16/05**) (SEO: Test results under review, no planning module submitted)

Paradise Estates. (Preliminary Conservation Subdivision) Niclaus Engineering. No one was present tonight. On motion made by Jim Connor, seconded by Dave Johnson it was voted to table this plan. (6-0) (Plan date 1/04/05) (Received 1/4/05) (Accepted 1/19/05) (Tabled 2/16/05-4/20/05, 6/15/05) (Rev plans 3/1/05) (Open ended waiver received 3/16/05) (SEO: testing under review)

Jackett & Kramer (Land Development Plan) George Fetch. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (6-0) On motion made by Dave Johnson, seconded by Chris Eckert it was voted to rescind the previous vote. (6-0) On motion made by Dave Johnson, seconded by Chris Eckert it was voted to recommend disapproval per the comment letters of Engineer McDermott and Atty. McManus dated 5/4/05 and 5/14/05; unless a waiver is signed and received by June 25, 2005. (6-0) (Plan date 2/4/05) (Received 2/1/05) (Accepted 2/16/05) (Tabled 3/16/05-6/15/05) **(60-day waiver was received 4/26/05)** (SEO: reserve area testing required, flows have not been submitted)

North Penn Bank (Minor Subdivision) Hanover Engineering Associates, Inc. Jack Jolly was present on behalf of this plan. Mr. Jolly requested to table this plan tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan tonight. (6-0) (Plan date 2/24/05) (Received 4/4/05) (Accepted 4/20/05) (Tabled 5/18/05, 6/15/05) **(90-day review ends 7/19/05)** (SEO: testing complete, planning modules not required)**(Open-ended waiver received 6/16/05)**

North Penn Bank (Land Development Plan) Hanover Engineering Associates, Inc. Jack Jolly was present on behalf of this plan. A brief discussion ensued on this plan with the main focus on drainage issues. Mr. Jolly requested a work session with the Board of Supervisors. Planning Director Albright will get back to him with a scheduled date. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (6-0) (Plan date 2/24/05) (Received 4/4/05) (Accepted 4/20/05) (Tabled 5/18/05, 6/15/05) **(90-day review ends 7/19/05)** (SEO: testing complete, planning modules not required) **(Open-ended waiver received 6/16/05)**

Mackey, Joseph & Sandra (Preliminary Major Subdivision Plan) Niclaus Engineering. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 6/2004) (Received 5/3/05) (Accepted 5/18/05) **(90-day review ends 8/16/05)** (SEO: Testing incomplete)

Dunkin Donuts/Basking Robbins (Land Development) Kenderian-Zilinski Associates. Engineer McDermott's letter of June 15th was reviewed. As there are many issues that need to be taken care of it was requested this plan be tabled tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (6-0) (Plan date 5/9/05) (Received 5/9/05) (Accepted 5/18/05) **(90-day review ends 8/16/05)** (SEO: flows have not been submitted)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed:

- a. Pocono Community Bank (Land Development Plan)
- b. Pocono Community Bank (Minor Subdivision/Lot Line Adjustment)
- c. Moretz, George (Subdivision & Annexation)

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to adjourn at 8:27 p.m. (6-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary